HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Windsor CMA

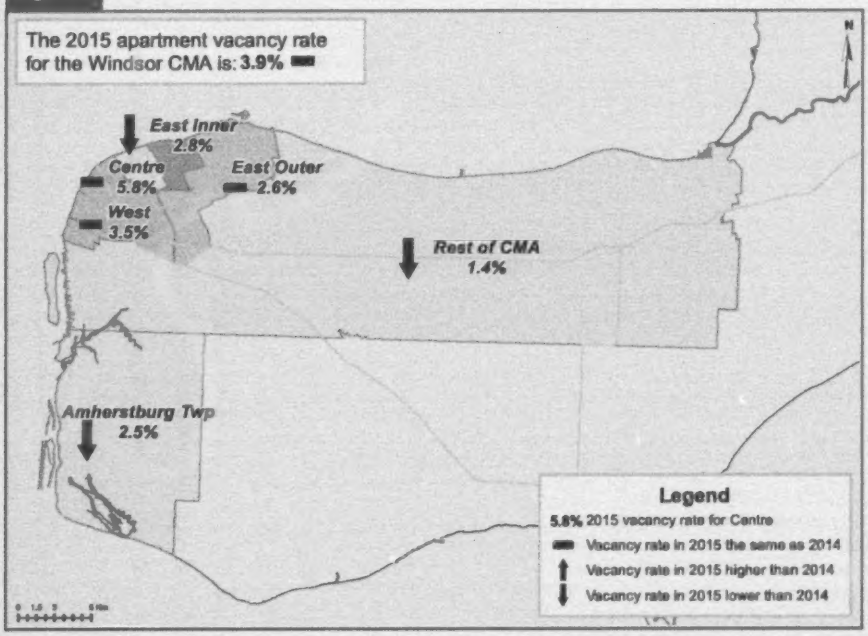
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- The average vacancy rate for all primary rental market apartments stabilized at 3.9 per cent after declining for several years.
- Average rent for two-bedroom primary rental market apartments common to the survey in 2014 and 2015 increased by 2.6 per cent.
- The first survey of secondary rental market structures with less than three units in Windsor CMA revealed an average rent that was higher than units in the primary rental market.

Figure 1


The 2015 apartment vacancy rate for the Windsor CMA is: 3.9%
East Inner 2.8%
Centre 5.8%
East Outer 2.6%
West 3.5%
Rest of CMA 1.4%
Amherstburg Twp 2.5%
N
Legend
5.8% 2015 vacancy rate for Centre
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

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Overview: Vacancies and Rents in Windsor CMA

Similar Growth in Rental Demand and Supply

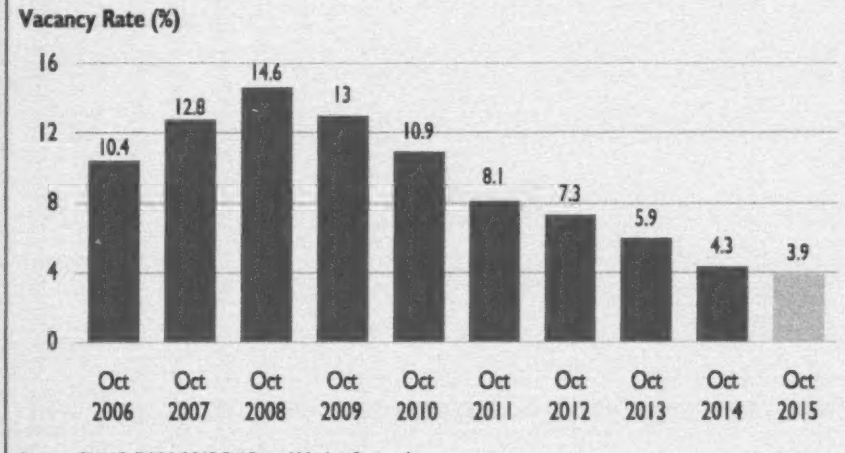
The average vacancy rate for all primary rental market[1] apartments in Windsor CMA stabilized[2] at 3.9 per cent, after declining for several years. The decline in the average vacancy rate was not statistically significant, indicating that the increase in rental demand roughly matched the higher number of apartments in the rental universe. Rental demand was greater this year due to improved labour market conditions for people aged 15 to 24 years old and greater growth in the population 65 years of age and older. Growth in rental demand was constrained by a lack of growth in student renters, a higher number of renters transitioning into homeownership and lower net international migration.

The availability rate decreased from 5.6 per cent in October 2014 to 4.8 per cent in October 2015. The availability rate is the percentage of apartments that could have been rented to a new tenant. It includes both vacant apartments and apartments where the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The smaller difference between the availability and vacancy rates this year indicates that a higher number of tenants remained in the same unit they occupied in last year's survey.

The average rent[3] for two-bedroom primary rental market apartments common to the 2014 and 2015 fall surveys increased by 2.6 per cent. The average rent increase was not due to a low vacancy rate for two-bedroom apartments. The average vacancy rate for all two-bedroom apartments was 4.4 per cent, indicating that tenants had more than ample choice in the market. Landlords passed on higher rent increases this year after keeping them below the annual Ontario Rent Guideline amount in all but one year following the 2008 recession. The Ontario Rent Control Guideline was also higher in 2015 at 1.6 per cent.

Figure 2

Stable Vacancy Rate in Windsor CMA



Source: CMHC (2006-2015 Fall Rental Market Surveys)

Submarket Results: Lowest Vacancy Rate in City of Windsor East Outer CMHC Survey Zone

The lowest average vacancy rate in the City of Windsor remained in the East Outer CMHC survey zone at 2.6 per cent. It also has the largest concentration of new condominium homes in Windsor, the vast majority of which are marketed to downsizing seniors. Strong demand from the growing population 65 years of age and older to also rent there likely led to its below average vacancy rate. The East Inner CMHC survey zone was the only sub-market of the City of Windsor to have a lower vacancy

[1] Based on privately-initiated rental apartment structures of three or more units.

[2] Change was not statistically significant.

[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

rate than in October 2014. Rental demand increased there, while the number of apartments in its rental universe was relatively unchanged.

Vacancy rates for bachelor and one-bedroom apartments decreased this year and vacancy rates for all other bedroom types were stable. Rental demand was greater for bachelor and one-bedroom apartments, while supply for both bedroom types was relatively unchanged. The vacancy rate for one-bedroom apartments, the most commonly found rental apartment in Windsor, continued to be the lowest of all bedroom types at 3.3 per cent.

The vacancy rate decreased for units in smaller, less expensive structures containing 6 to 19 units, while the vacancy rate for apartments in larger and generally more expensive structures containing 50 to 99 units was higher this year. Greater demand for less expensive units suggests a greater number of younger households rented in the primary rental market this year.

Figure 3

Greater Growth in Average Two-bedroom Rent

Source: CMHC (2008-2015 Fall Rental Market Surveys), Ontario Ministry of Municipal Affairs and Housing 2015 Rent Increase Guideline, retrieved from http://news.ontario.ca/mah/en/2014/06/2015-rent-increase-guideline.html on Dec. 7, 2015.

Supply and Demand Factors

Slight Increase in Rental Universe

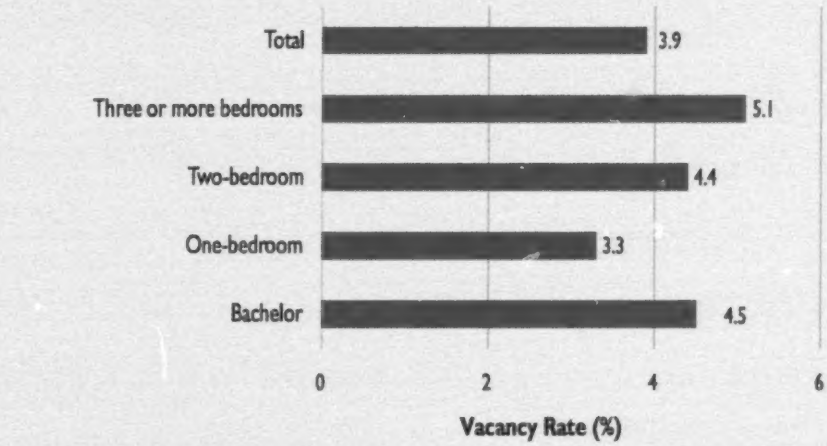
The CMHC rental universe in Windsor increased by less than one per cent, as 94 more apartments were in this year's survey than in October 2014. The vast majority of the growth in supply occurred in the Centre CMHC survey zone of the City of Windsor. Structures that were in the October 2014 and October 2015 surveys had 48 more apartments this year. The most common reason for a structure having more rental apartments this year is that individual apartments were re-instated after undergoing renovations. Entire structures were taken out of the rental universe for reasons such as to undergo renovations, demolition or conversion to other uses, resulting in a loss of 30 apartments. A number of structures containing 64 apartments were reinstated this year after having previously been removed, likely to undergo renovations. In addition, 12 apartments in newly completed structures were added this year.

Labour Market Conditions Improve for People 15 to 24 Years Old

Improved labour market conditions for 15 to 24 year olds in Windsor, the age group with the highest propensity to rent, led to greater rental demand this year. The seasonally adjusted

Figure 4

Lowest Vacancy Rate for One-bedroom Apartments



Source: CMHC (2015 Fall Rental Market Survey)

employment rate for people aged 15 to 24 years old trended up following the October 2014 survey, and while starting to reverse course in recent months, remains at a higher level than at the time of last year's survey.

Growing Population 65 Years of Age and Older

CMHC estimates that the population 65 years of age and older is the fastest growing age group in Windsor. Census data consistently show that the propensity to rent in Windsor increases at the age of 65. Therefore, greater growth in Windsor's population 65 years of age and older likely led to greater rental demand this year.

Similar or Lower Number of Student Renters

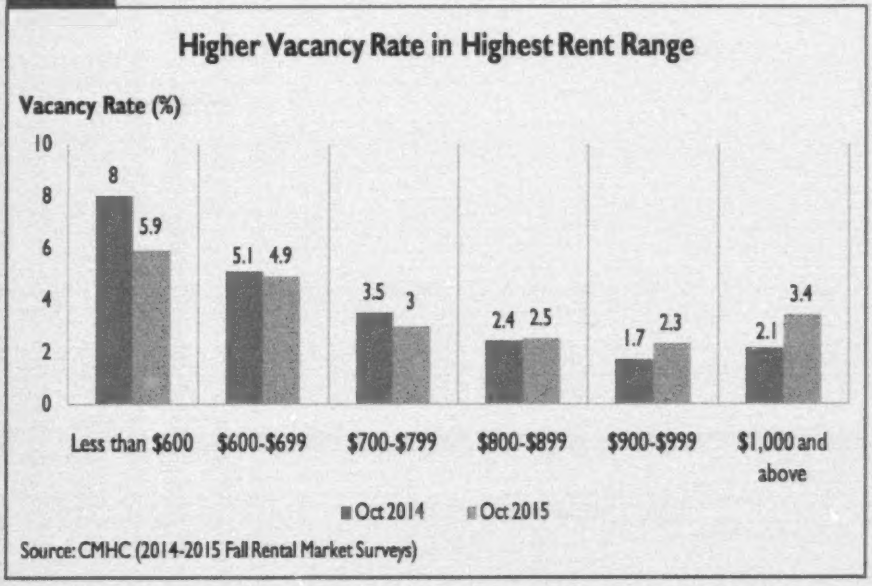
The number of student renters in Windsor at the time of the fall 2015 survey was likely similar or lower than at the time of the fall 2014 survey. Full-time first year students confirmed to attend the University of Windsor in September 2015 was down nearly ten per cent compared to September 2014, according to data published by the Ontario Universities Application Centre. Material growth in the University of Windsor's total student enrolment was unlikely, as full-time first year students typically make up the largest sub-set of a university's student population.

Higher Number of Renters Transitioned to Homeownership

A higher number of renters transitioned into homeownership this year, due to more favourable employment conditions for the growing population of people 25 to 34 years old, the age group where the propensity to own a home becomes greater than renting in Windsor. After trending down following the fall 2014 survey, the seasonally adjusted employment rate for 25 to 44 year olds began to reverse course in April and now sits at its highest level since early 2008.

Renting an apartment in the highest rent range is the closest substitute to homeownership. The vacancy rate for apartments in the highest rent range of $1,000 and above increased from 2.1 per cent in October 2014 to 3.4 per cent in October 2015. Over the same period, MLS® sales of homes that would require a similar monthly mortgage payment increased nearly twenty per cent. Monthly rent payments of $1,000 to $1,500 are roughly equivalent to a monthly mortgage payment on a $180,000 to

Figure 5



Source: CMHC (2014-2015 Fall Rental Market Surveys)

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

$260,000 home, with a five per cent down payment, 25 year amortization and using the five year benchmark qualifying rate.

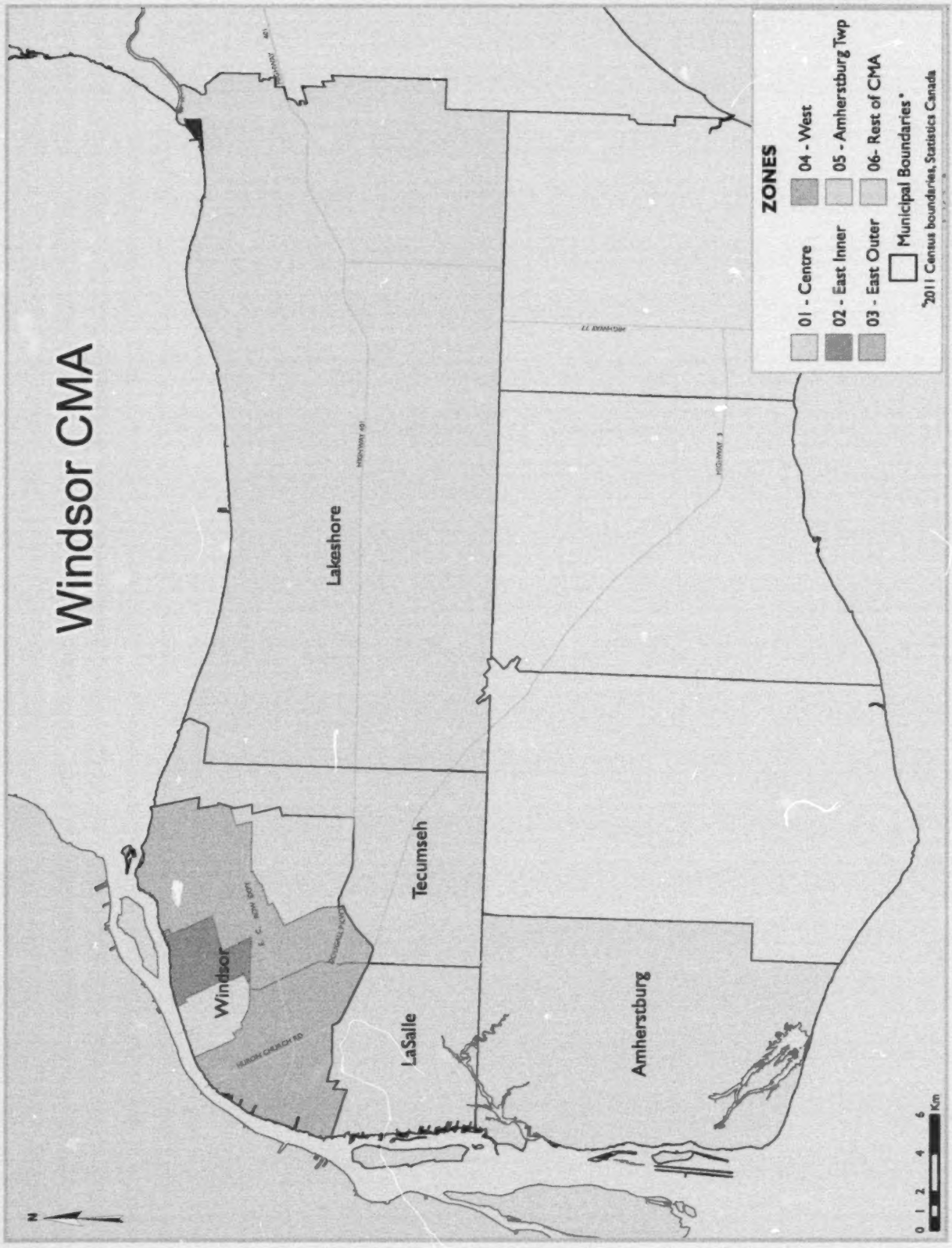
International Migration Less Supportive of Rental Demand

Migration from other countries is a primary source of rental demand in Windsor. Nearly two of every three immigrant households rent in their first five years living in Windsor. Data on net international migration to Windsor in 2015 has yet to be released by Statistics Canada. Ontario net international migration in the first half of 2015 remained positive but was lower than the first half of 2014. Given the trend in Ontario net international migration it's reasonable to assume that net international migration was also positive in Windsor but less supportive of rental demand this year.

Secondary Rental Market

Average Rent in Secondary Rental Market Higher Than in Primary Rental Market

The secondary rental market survey was conducted in Windsor CMA for the first time in September 2015. The 2011 Census revealed that greater than half of all rental households in Windsor rented outside the primary rental market. That share was estimated to be one of the largest among Ontario's CMAs, along with Barrie, Hamilton, St. Catharines-Niagara, Ottawa and Toronto. CMHC's secondary rental market survey in Windsor covers privately initiated rental structures with less than three self-contained units, such as single-detached, semi-detached, row, duplexes and secondary suites. Condominium apartments, public housing, structures in which units are rented by the room to students or that offer a meal plan for seniors are not surveyed. The survey collects data on average rent and estimates the number of households renting in the secondary market. Average rent for all secondary rental market units in Windsor was $789, which was higher than average rent for all primary rental apartments. A primary reason for higher rents in the secondary market was that the majority of secondary rental units are estimated to be single-detached homes in Windsor.


Windsor CMA
Lakeshore
Tecumseh
LaSalle
Amherstburg
Windsor
ZONES
01 - Centre
02 - East Inner
03 - East Outer
04 - West
05 - Amherstburg Twp
06- Rest of CMA
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada
N
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - WINDSOR CMA	
Zone 1	**Centre** - North: Detroit River; East: Pierre, Moy Parkwood; South: C.P. Rail, Ypres Blvd.; West: Conrail.
Zone 2	**East Inner** - North: Detroit River; East: Buckingham, Raymo, Norman, Chrysler; South: C.P. Rail, Tecumseh Rd; West: Zone 1.
Zone 3	**East Outer** - North: Detroit River; East: City Limit; South: City Limit; West: Zone 2.
Zone 4	**West** - North: Conrail; East: Howard Avenue; South: City Limit; West: Zone 3.
Zones 1-4	**Windsor City**
Zone 5	**Amherstburg Twp**
Zone 6	**Rest of CMA** - Includes: Essex T., LaSalle T., Lakeshore Twp., St. Clair Beach V./ Sandwich South Twp./Tecumseh T.
Zones 1-9	**Windsor CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	9.7 c	7.2 c	5.6 c	4.5 b	5.2 c	7.1 c	**	**	6.0 c	5.8 c
Zone 2 - East Inner	1.0 d	1.1 d	5.1 c	2.8 b	5.0 c	3.2 c	**	**	4.8 b	2.8 b
Zone 3 - East Outer	3.5 c	3.1 c	2.6 c	2.5 c	3.0 c	2.8 c	5.0 b	1.3 c	2.9 c	2.6 c
Zone 4 - West	5.0 c	**	3.0 c	2.9 c	3.0 c	4.6 c	**	**	3.1 c	3.5 c
Windsor City (Zones 1-4)	6.4 c	4.6 c	4.2 c	3.4 c	4.0 c	4.6 c	5.9 c	5.2 c	4.4 c	4.0 c
Zone 5 - Amherstburg Township	**	**	1.8 d	1.5 d	10.9 c	4.3 c	**	**	5.3 c	2.5 c
Zone 6 - Remainder of CMA	**	**	3.8 c	1.3 d	1.3 d	1.2 d	5.1 c	**	2.4 c	1.4 d
Windsor CMA	**6.4 c**	**4.5 c**	**4.1 c**	**3.3 c**	**4.0 c**	**4.4 c**	**5.7 c**	**5.1 c**	**4.3 c**	**3.9 c**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	486 c	497 c	642 c	668 c	789 c	800 c	863 c	918 c	673 c	695 c
Zone 2 - East Inner	500 c	530 c	645 c	674 c	792 c	840 c	1,109 c	1,007 c	716 c	756 c
Zone 3 - East Outer	576 c	593 c	719 c	740 c	810 c	840 c	932 c	932 c	749 c	774 c
Zone 4 - West	526 c	561 c	644 c	664 c	778 c	797 c	815 b	855 c	693 c	718 c
Windsor City (Zones 1-4)	518 c	535 c	661 c	685 c	793 c	817 c	906 c	921 c	703 c	729 c
Zone 5 - Amherstburg Township	**	**	817 c	801 c	989 c	1,116 c	**	**	899 c	924 c
Zone 6 - Remainder of CMA	**	**	644 c	715 c	819 c	842 c	812 c	834 c	752 c	796 c
Windsor CMA	**518 c**	**535 c**	**664 c**	**689 c**	**798 c**	**824 c**	**912 c**	**925 c**	**709 c**	**736 c**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	520	523	2,871	2,907	1,589	1,606	82	85	5,062	5,121
Zone 2 - East Inner	102	96	924	939	854	853	96	97	1,976	1,985
Zone 3 - East Outer	352	350	1,724	1,727	1,514	1,528	79	78	3,669	3,683
Zone 4 - West	205	207	1,818	1,810	1,296	1,305	67	67	3,386	3,389
Windsor City (Zones 1-4)	1,179	1,176	7,337	7,383	5,253	5,292	324	327	14,093	14,178
Zone 5 - Amherstburg Township	4	5	162	163	109	111	9	8	284	287
Zone 6 - Remainder of CMA	4	4	191	195	315	318	24	23	534	540
Windsor CMA	**1,187**	**1,185**	**7,690**	**7,741**	**5,677**	**5,721**	**357**	**358**	**14,911**	**15,005**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	10.9	8.1	6.9	5.6	6.4	8.3	**	**	7.2	6.9
Zone 2 - East Inner	1.0	2.1	6.3	4.4	6.3	4.6	**	**	5.9	4.3
Zone 3 - East Outer	4.5	3.4	4.1	3.5	4.0	3.2	8.9	1.3	4.2	3.3
Zone 4 - West	**	**	4.3	3.9	4.7	5.0	**	**	4.6	4.2
Windsor City (Zones 1-4)	7.7	5.2	5.5	4.5	5.2	5.4	7.6	5.5	5.6	4.9
Zone 5 - Amherstburg Township	**	**	2.5	2.1	10.9	5.2	**	**	5.7	3.6
Zone 6 - Remainder of CMA	**	**	7.5	2.3	3.0	2.7	5.1	**	5.0	2.7
Windsor CMA	**7.7**	**5.2**	**5.5**	**4.4**	**5.2**	**5.2**	**7.2**	**5.7**	**5.6**	**4.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Windsor CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Centre	**	8.2 c	1.3	3.8 b	3.0	2.3 c	++	3.1 d	2.0	3.2 c
Zone 2 - East Inner	2.9	4.0 c	2.5	4.4 c	2.6	4.1 c	++	1.8	2.6	4.6 b
Zone 3 - East Outer	1.4	3.9	1.0	2.4	1.0	1.9	1.5	1.1	0.9	2.6 c
Zone 4 - West	++	2.9	++	1.9	1.0	2.3 c	++	1.3	0.7	2.0 c
Windsor City (Zones 1-4)	1.5	5.5	1.2	3.1	1.9	2.5	++	1.9	1.5	2.9
Zone 5 - Amherstburg Township	**	**	3.1	4.8	2.0	6.0	**	**	2.9	5.8
Zone 6 - Remainder of CMA	**	**	++	6.8	0.8	3.5	1.3	1.6	-1.0	6.8
Windsor CMA	**1.5**	**5.6**	**1.2**	**3.2**	**1.9**	**2.6**	**0.6**	**1.9**	**1.4**	**3.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Windsor CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Windsor CMA										
Pre 1960	**	7.7	8.3	7.1	9.6	**	**	**	8.8	7.3
1960 - 1974	3.7	1.9	3.7	2.3	3.8	3.6	4.2	1.4	3.7	2.7
1975 - 1989	**	0.0	1.9	2.4	2.3	3.6	4.9	14.6	2.2	3.0
1990+	**	**	**	0.6	**	5.5	**	0.0	**	3.8
Total	6.4	4.5	4.1	3.3	4.0	4.4	5.7	5.1	4.3	3.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Windsor CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Windsor CMA										
Pre 1960	459 b	462 b	551 b	578 b	652 b	679 b	703 b	780 b	568 b	594 b
1960 - 1974	566 b	593 b	682 b	711 b	796 b	817 b	975 b	984 b	716 b	742 b
1975 - 1989	602 b	619 b	725 b	746 b	863 b	884 b	1,151 b	1,113 b	794 b	814 b
1990+	505 b	**	622 b	628 b	768 b	824 b	**	879 b	733 b	780 b
Total	518 b	535 b	664 b	689 b	798 b	824 b	912 b	925 b	709 b	736 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Windsor CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Windsor CMA										
3 to 5 Units	**	**	**	**	9.4 c	7.3 c	**	**	9.1 c	7.4 c
6 to 19 Units	**	**	7.3 c	4.2 c	5.6 c	5.6 c	**	**	7.1 c	5.1 c
20 to 49 Units	**	6.0 c	3.8 c	4.1 c	3.1 c	2.4 c	5.7 c	1.5 c	3.9 c	3.7 c
50 to 99 Units	1.6 c	0.0 c	1.8 c	1.6 c	1.2 c	5.0 c	6.7 c	4.6 c	1.7 c	3.0 c
100+ Units	2.3 c	1.4 c	1.4 c	1.3 c	0.8 c	1.4 c	**	**	1.3 c	1.3 c
Total	6.4 c	4.5 c	4.1 c	3.3 c	4.0 c	4.4 c	5.7 c	5.1 c	4.3 c	3.9 c

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Windsor CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Windsor CMA										
3 to 5 Units	419	436	522	551	679	713	723	802	621	664
6 to 19 Units	472	500	580	599	718	745	793	800	623	648
20 to 49 Units	528	514	668	695	821	850	975	954	715	734
50 to 99 Units	535	571	725	747	869	893	1,285	1,309	782	811
100+ Units	553	588	754	778	901	919	1,064	1,092	781	806
Total	518	535	664	689	798	824	912	925	709	736

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Windsor CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	**	**	11.0	7.1	5.2	**	1.7	4.3	1.7	1.5
Zone 2 - East Inner	**	**	**	4.6	5.0	5.0	3.2	2.1	**	**
Zone 3 - East Outer	**	**	4.6	2.9	3.7	3.0	1.1	**	1.1	1.4
Zone 4 - West	**	5.0	4.5	4.3	3.1	2.6	1.2	3.1	-	-
Windsor City (Zones 1-4)	**8.8**	**7.7**	**7.3**	**5.2**	**3.9**	**3.7**	**1.8**	**3.3**	**1.4**	**1.4**
Zone 5 - Amherstburg Township	**	**	**	**	**	**	**	**	-	-
Zone 6 - Remainder of CMA	5.8	**	5.2	3.7	-	-	**	**	**	**
Windsor CMA	**9.1**	**7.4**	**7.1**	**5.1**	**3.9**	**3.7**	**1.7**	**3.0**	**1.3**	**1.3**

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Windsor CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Windsor CMA										
LT $600	7.2 c	4.7 c	6.6 b	5.8 c	**	**	**	**	8.0 c	5.9 c
$600 - $699	3.8 d	2.8 c	4.2 b	3.8 c	9.0 c	**	**	**	5.1 b	4.9 b
$700 - $799	**	**	2.8 b	1.6 b	4.0 c	4.7 c	**	**	3.5 b	3.0 c
$800 - $899	**	**	2.3 b	1.4 a	1.9 c	2.8 b	**	**	2.4 b	2.5 b
$900 - $999	**	**	**	1.9 c	1.3 c	2.4 b	**	**	1.7 c	2.3 b
$1000+	**	**	3.1 d	2.0 c	1.6 c	4.1 b	3.2 c	1.9 c	2.1 b	3.4 b
Total	6.4 c	4.5 c	4.1 b	3.3 b	4.0 b	4.4 b	5.7 c	5.1 c	4.3 c	3.9 b

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	**	**	**	**	**	**	**	**	**	0.0
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	**	**	1.7	**	10.4	1.5	8.1	1.0
Zone 4 - West	**	**	**	**	**	5.7	**	**	**	4.0
Windsor City (Zones 1-4)	**	**	**	**	4.5	1.3	10.7	1.3	8.1	1.3
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	4.0	**	**	**	7.4	**
Windsor CMA	**	**	**	**	4.5	1.2	10.7	1.3	8.1	1.2

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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	**	**	**	**	710	**	**	**	632	671
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	**	**	**	**	973	1,027	961	1,000
Zone 4 - West	**	**	**	**	942	753	**	**	871	854
Windsor City (Zones 1-4)	**	**	474	**	846	800	967	1,033	916	948
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	743	**	**	**	752	**
Windsor CMA	**	**	484	**	830	799	967	1,033	908	942

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	1	1	15	15	28	29	17	19	61	64
Zone 2 - East Inner	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - East Outer	0	0	2	2	116	116	328	328	446	446
Zone 4 - West	1	1	15	15	38	39	9	12	63	67
Windsor City (Zones 1-4)	2	2	32	32	182	184	354	359	570	577
Zone 5 - Amherstburg Township	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6 - Remainder of CMA	0	0	1	1	25	26	1	1	27	28
Windsor CMA	**2**	**2**	**33**	**33**	**207**	**210**	**355**	**360**	**597**	**605**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	**	**	**	**	**	**	**	**	**	**
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	**	**	2.6	**	10.7	3.9	8.6	2.8
Zone 4 - West	**	**	**	**	**	5.7	**	**	**	4.0
Windsor City (Zones 1-4)	**	**	**	**	5.9	2.3	11.0	3.5	8.8	3.0
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	4.0	**	**	**	7.4	**
Windsor CMA	**	**	**	**	5.7	2.1	11.0	3.5	8.7	2.8

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Windsor CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Centre	**	**	**	**	**	**	**	**	++	++
Zone 2 - East Inner	-	-	-	-	-	-	-	-	-	-
Zone 3 - East Outer	-	-	**	**	**	**	**	**	**	**
Zone 4 - West	**	**	**	**	++	++	**	**	++	++
Windsor City (Zones 1-4)	**	**	**	**	++	++	3.3	**	++	**
Zone 5 - Amherstburg Township	-	-	-	-	-	-	-	-	-	-
Zone 6 - Remainder of CMA	-	-	**	**	**	**	**	**	**	**
Windsor CMA	**	**	**	**	++	++	3.1	**	++	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	9.6 c	7.2 c	5.6 b	4.5 b	5.5 c	6.9 c	**	**	6.1 b	5.7 b
Zone 2 - East Inner	1.0 c	1.1 d	5.1 c	2.8 b	5.0 c	3.2 c	**	**	4.8 c	2.8 b
Zone 3 - East Outer	3.5 c	3.1 d	2.6 a	2.5 a	2.9 a	2.6 a	9.1 a	1.4 a	3.5 a	2.5 a
Zone 4 - West	5.0 d	**	3.0 b	2.9 b	2.9 b	4.6 c	**	**	3.1 b	3.5 c
Windsor City (Zones 1-4)	6.4 c	4.6 c	4.2 b	3.4 b	4.0 b	4.5 c	8.4 c	3.3 b	4.5 b	3.9 b
Zone 5 - Amherstburg Township	**	**	1.8 c	1.5 b	10.9 d	4.3 d	**	**	5.3 c	2.5 b
Zone 6 - Remainder of CMA	**	**	4.3 c	1.3 a	1.5 a	1.1 a	4.9 c	**	2.6 a	1.3 a
Windsor CMA	**6.3 c**	**4.5 c**	**4.1 b**	**3.3 b**	**4.0 b**	**4.3 c**	**8.1 c**	**3.4 b**	**4.5 b**	**3.8 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	486 c	496 c	641 a	667 a	787 a	797 a	851 c	907 c	672 a	694 a
Zone 2 - East Inner	500 c	530 c	645 a	674 a	792 a	840 a	1,109 d	1,007 d	716 a	756 a
Zone 3 - East Outer	576 a	593 a	719 a	740 a	812 a	842 a	966 a	1,008 b	772 a	798 a
Zone 4 - West	526 a	561 a	643 a	663 a	783 a	795 a	822 b	913 c	696 a	721 a
Windsor City (Zones 1-4)	518 c	535 c	660 a	685 a	794 a	817 a	940 c	978 c	712 a	738 a
Zone 5 - Amherstburg Township	**	**	817 a	801 a	989 a	1,116 a	**	**	899 a	924 a
Zone 6 - Remainder of CMA	**	**	644 a	716 a	813 a	839 a	820 a	853 b	752 a	797 a
Windsor CMA	**518 c**	**535 c**	**663 a**	**688 a**	**799 a**	**823 a**	**941 c**	**978 c**	**717 a**	**744 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	521	524	2,886	2,922	1,617	1,635	99	104	5,123	5,185
Zone 2 - East Inner	102	96	924	939	854	853	96	97	1,976	1,985
Zone 3 - East Outer	352	350	1,726	1,729	1,630	1,644	407	406	4,115	4,129
Zone 4 - West	206	208	1,833	1,825	1,334	1,344	76	79	3,449	3,456
Windsor City (Zones 1-4)	1,181	1,178	7,369	7,415	5,435	5,476	678	686	14,663	14,755
Zone 5 - Amherstburg Township	4	5	162	163	109	111	9	8	284	287
Zone 6 - Remainder of CMA	4	4	192	196	340	344	25	24	561	568
Windsor CMA	**1,189**	**1,187**	**7,723**	**7,774**	**5,884**	**5,931**	**712**	**718**	**15,508**	**15,610**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Windsor CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Centre	10.9 c	8.1 c	6.8 b	5.6 b	6.8 c	8.3 c	**	**	7.3 b	6.8 b
Zone 2 - East Inner	1.0 d	2.1 c	6.3 c	4.4 c	6.3 c	4.6 c	**	**	5.9 b	4.3 b
Zone 3 - East Outer	4.5 b	3.4 d	4.1 b	3.5 b	3.9 b	3.0 b	10.3 c	3.3 d	4.7 b	3.2 b
Zone 4 - West	**	**	4.3 b	3.9 b	4.5 c	5.0 c	**	**	4.6 b	4.2 b
Windsor City (Zones 1-4)	7.6 c	5.2 c	5.5 b	4.5 b	5.3 c	5.3 c	9.3 c	4.5 c	5.8 b	4.9 b
Zone 5 - Amherstburg Township	**	**	2.5 c	2.1 c	10.9 d	5.2 c	**	**	5.7 c	3.6 b
Zone 6 - Remainder of CMA	**	**	8.0 b	2.3 d	3.1 c	2.5 c	4.9 d	**	5.1 b	2.6 c
Windsor CMA	**7.7 c**	**5.2 c**	**5.5 b**	**4.4 b**	**5.3 c**	**5.1 c**	**9.0 c**	**4.7 c**	**5.7 b**	**4.8 b**

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Windsor CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Centre	**	8.0 c	1.3 a	3.9 b	2.9 c	2.3 b	++	3.1 d	2.0 c	3.1 c
Zone 2 - East Inner	2.9 b	4.0 c	2.5 b	4.4 c	2.6 b	4.1 c	++	1.8 c	2.6 b	4.6 b
Zone 3 - East Outer	1.4 a	3.9 b	1.0 a	2.4 c	1.0 a	1.9 b	1.9 c	1.7 c	1.1 a	2.7 a
Zone 4 - West	++	2.9 c	++	1.9 c	0.9 d	2.3 c	++	++	++	2.0 c
Windsor City (Zones 1-4)	1.5 a	5.5 b	1.2 a	3.1 b	1.9 b	2.4 c	0.9 d	2.0 c	1.5 a	2.9 a
Zone 5 - Amherstburg Township	**	**	3.1 b	4.8 b	2.0 c	6.0 c	**	**	2.9 a	5.8 a
Zone 6 - Remainder of CMA	**	**	++	6.8 c	0.7 a	3.5 a	1.1 a	1.8 a	-1.1 a	6.6 a
Windsor CMA	**1.5** a	**5.5** b	**1.2** a	**3.2** b	**1.8** b	**2.5** b	**0.9** a	**2.0** b	**1.4** a	**3.1** a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Windsor CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Windsor CMA										
Single Detached	**	**	**	**	**	649 c	**	893 b	**	824 b
Semi detached, Row and Duplex	**	**	**	**	**	753 b	**	860 c	**	819 b
Other-Primarily Accessory Suites	**	**	**	592 d	**	694 d	**	**	**	632 c
Total	**	**	**	600 d	**	693 b	**	882 b	**	789 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Windsor CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Windsor CMA		
Single Detached	**	8,439 c
Semi detached, Row and Duplex	**	5,406 d
Other-Primarily Accessory Suites	**	**
Total	**	16,277

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while ** indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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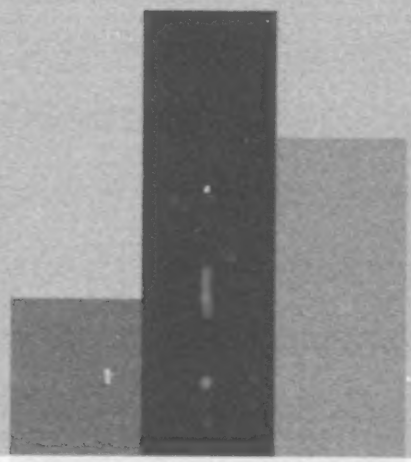

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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